



Bull Close, East Tuddenham, Dereham, NR20 3LX

welcome to

Bull Close, East Tuddenham, Dereham

>> For Sale by Modern Auction! A 2 double bedroom detached bungalow, occupying a popular village location. The property benefits from air source heating, lounge/diner, conservatory, generous rear garden with field views, sufficient parking, carport & garage. Fantastic potential - view now!



Description

Situated in the village of East Tuddenham is this well-proportioned two bedroom detached bungalow, which sits on a spacious landscaped plot with generous gardens and in a cul-de-sac location. The property is close to local amenities and also benefits from easy access to the A47, hospital and Norwich City.

The property comprises an entrance hall, kitchen with space for a range of appliances, lounge/diner, conservatory, two double bedrooms with built-in storage to bedroom two, and the convenient wet room. Coupled with the accommodation, the home benefits from air source heating and double glazed windows.

Outside, the frontage features single and plant beds alongside a driveway providing sufficient parking, carport and integral garage. To the rear, there is an enclosed, good-sized garden with great potential for outside entertaining, also benefiting from outbuildings, vegetable patch and field behind.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions

are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, radiator, door opening to integral garage. Further door to;

Kitchen

11' 5" x 8' 4" narrowing to 11' 5" (3.48m x 2.54m narrowing to 3.48m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, space for electric cooker, space for American fridge freezer, vinyl flooring, double glazed window to side aspect, double glazed external door opening to the rear garden. Further door to;

Utility Room

13' 2" x 5' 4" (4.01m x 1.63m)

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine, space for tumble dryer, space for freezer, oil fired central heating boiler, double glazed windows to side aspect, double glazed external entrance door opening to the rear aspect.

Lounge/Diner

19' 8" x 18' 5" narrowing to 12' 3" (5.99m x 5.61m narrowing to 3.73m)

Fitted carpet flooring, radiator, double glazed sliding doors opening to;

Conservatory

13' 6" x 8' 5" (4.11m x 2.57m)

UPVC and brick build with fitted carpet flooring, double glazed windows surrounding, double glazed sliding doors opening to the rear garden.

Bedroom One

14' x 10' 2" max + door recess (4.27m x 3.10m max + door recess)

Fitted carpet flooring, radiator, double glazed window to front aspect.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

Fitted carpet flooring, fitted wardrobes, radiator, double glazed window to front aspect.

Wet Room

Three piece suite comprising low level w.c, hand wash vanity unit, shower, tiled walls, vinyl flooring, radiator, two double glazed windows to side aspects.

Outside

The property is set back from the road, offering a screened position and is approached by a hard standing driveway which provides tandem off-road parking, alongside access to the carport and integral garage. The remainder of the front is laid to shingle, for ease of maintenance, together with a variety of plant beds, trees and hedging.

To the rear, there is a generously-sized and private garden laid mainly to lawn. The mature space features patio seating, a range of plant beds, trees, shrubs and vegetable patches for keen gardeners. There is also a timber storage shed and greenhouse for added use. The garden also enjoys open field views beyond.

Garage

17' 8" x 12' 9" (5.38m x 3.89m)

Power, lighting, up and over door to front. Door opening to;

Workshop

10' 5" x 6' 1" (3.17m x 1.85m)

Timber construction with brick base, power and lighting.



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Bull Close, East Tuddenham, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £250,000 Plus Reservation Fee
- Detached 2 Double Bedroom Bungalow - View, Bid And Buy!
- Generous Garden With Outbuildings And Open Field Views
- Ample Off-Road Parking, Carport And Garage
- Close To Commutable Road And Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117673 - 0002

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